

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Merse View, Main Street, Whitsome, Duns, TD11 3NB

Offers Over £230,000



Merse View is an attractive mid-terraced property, enjoying an enviable position in the centre of the popular rural village of Whitsome with stunning views to open countryside from the rear. The property would benefit from a degree of upgrading and modernisation but offers lots of potential to form an ideal family home. The accommodation comprises: entrance hallway, lounge, dining room, dining kitchen and conservatory on the ground floor. Master bedroom with en-suite, two further double bedrooms, study and bathroom on the first floor. Externally, the property boasts a large rear garden with a summerhouse, sheds, garage, store and outside WC. Early viewing of this lovely property is an absolute must.



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Ground Floor:
Entrance Hallway
Lounge
Dining Room
Dining Kitchen
Conservatory

First Floor:
Master Bedroom with En-Suite
Double Bedroom with Study
Further Double Bedroom
Bathroom

Oil Fired Central Heating
Double Glazing

Large Rear Garden
Garage, including outside WC & Store



Location

Whitsome is located approximately eight miles from Duns, ten miles from Berwick-upon-Tweed and forty-five miles from Edinburgh and is a small but thriving village. There is primary schooling available in the nearby villages of Swinton and Chirnside and secondary education at the high school in Duns. Whitsome has a fairly new village hall called Whitsome Ark which houses the village Post Office and shop as well as other community activities. More comprehensive facilities can be found in the surrounding towns or in Berwick-upon-Tweed where there is access to the east coast tail link and also the main A1 trunk road.

Fixtures and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water and electricity. Double glazing. Oil fired central heating.

EPC

D

Council Tax Band

D

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

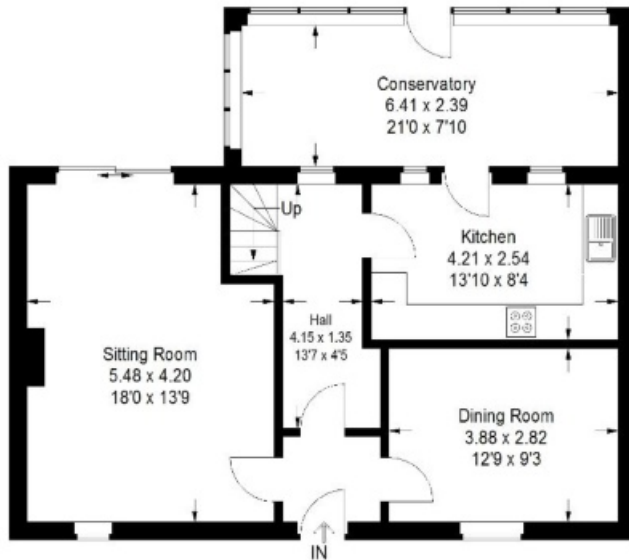
Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1082364)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.